

ABBREVIATIONS

- | | |
|------------|---------------------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCING |
| IRF | IRON ROD FOUND |
| C.M. | CONTROLLING INSTRUMENT |
| D.R.I.C.T. | DEED RECORDS OF TARRANT COUNTY, TEXAS |
| P.R.I.C.T. | PLAT RECORDS OF TARRANT COUNTY, TEXAS |
| VOL. | VOLUME |
| Pg. | PAGE |
| OE | OVERLIED POWER |
| CONC. | CONCRETE |
| R.O.W. | RIGHT OF WAY |

NOTES

1. Selling a portion of this addition by means and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
2. According to the Flood Insurance Rate Map No. 484-38C0305 K, published by the Federal Emergency Management Agency, dated September 25, 2008, the surveyed property shown herein does not lie within any special flood hazard created by the 100-year flood.

Transportation Impact Fee

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the final date of this plot application based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plot. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Building Permits

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for

without the necessity at any time of procuring permission of anyone.

without the necessity at any time of procuring permission of anyone.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Magnolia Mow, Block 1, is the owner of All that certain 1.109 acres (48,300 square feet), or land, which is Lot 1, 2, 3, 4, 5, 6 and 7 of Block 1, S. O. Moccie's Subdivision of Blocks 22 and 23, Field-Wichs Addition, on addition to the City of Fort Worth, recorded in Volume 353, Page 182 in the Deed Records of Tarrant County, Texas, in the W. Welch Survey, A-1644, City of Fort Worth Tarrant County, Texas and more particularly described by metes and bounds as follows (all bearings based on the east right-of-way line of State Street (60' R.O.W.) as shown on the plat of Lot 1A, R. Bickel, et al., Moccie & Edmund Subdivision, recorded in Cabinet E, Slide 2351 in the Plat Records of Tarrant County, Texas:

Commencing at on "x" concrete found for the northwest corner of said lot 1R, Block 1, Moodle & Evans Subdivision, at the intersection of the east right-of-way line of said May Street and the south right-of-way line of West Morphy Street (26 R.O.W.), from which a 1/2" iron rod found for the northeast corner of said Lot 1R, Block 1, Moodle & Evans Subdivision of the intersection of the south right-of-way line of said West Magnolia Avenue and the west at 6000' line of said West Magnolia Avenue, to the intersection of the east right-of-way line of said May Street and the south right-of-way line of West Morphy Street (26 R.O.W.), bears south 42E00', thence West - 6000', to on "x" in concrete set for the northwest corner and POINT OF BEGINNING of the herein described tract, at the intersection of the west right-of-way line of said May Street and the south right-of-way line of said West Magnolia Avenue;

THENCE South - 350.00' along the west right-of-way line of said May Street, to a 1 1/2" iron rod with a cap stamped "SPR" set for the southeast corner of the herein described tract, common to the northeast corner of Lot 8 of said Block 1, S. 0, Moodle's Subdivision, from which a 3/8" iron rod with a cap stamped "Coombs", found for the northeast corner of said 9th Block 1, S.0, Moodle's Subdivision, recorded in Cabinet A, Slide 7826, in the Plat Records of certain County Texas, bears South - 88.00';

THENCE West - 138.00' to a 1/2" iron rod with a cap stamped "SPY" set for the southwest corner of the herein described tract, common to the northwest corner of said Lot 8, Block 1, S. 0. Moore's Subdivision, in the east line of 20' Alley, from which a 5/8" iron rod with a cap stamped "Dew" is found for the northwest corner of the 12' R.O.W. dedication, as shown on the plat of said Lot 9R, Block 1, S. 0. Moore's Subdivision bears South - 76.00', and from which a 3/8" iron rod with a cap stamped "Combs" found for the northwest corner of said Lot 9R, Block 1, S. 0. Moore's Subdivision bears South - 88.00'.

THENCE North - 350.00' along the east line of said 20' Alley, to an "X" in concrete set for the northwest corner of the herein described tract, in the south right-of-way line of said West Magnolia Avenue;

THENCE East - 136.00' along the south right-of-way line of said West Magnolia Street, to the POINT OF BEGINNING and containing 1.09 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Magnolia May, LLC, the Owner, does hereby adopt the herein described property as Lot 1R and 2R, Block 1, S.O. Moodies Subdivision of Block 22 and 23, Field-Weich Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the rights-of-way and easements shown thereon.

Witness our hands this 16th day of April, 2013.

Andrew Blake
Managing Member

NUIART CERTIFICATE

COUNTY OF TARRANT

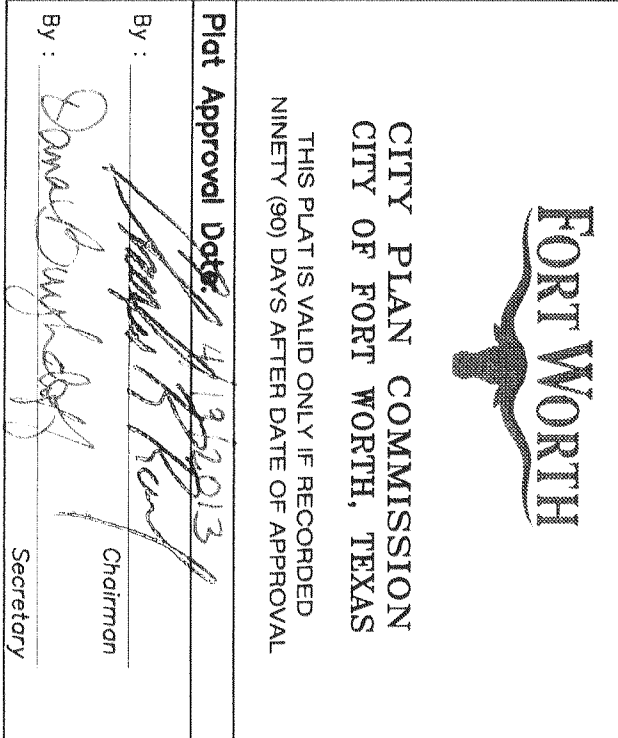
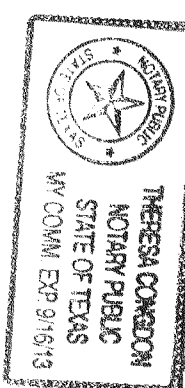
Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Andrew Blake known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 14th day of April, 2013.

Given under my hand and seal of office, this 15 day of April, 2013.

Notary Signature 

Notary Stamp:

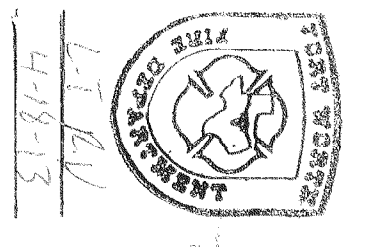
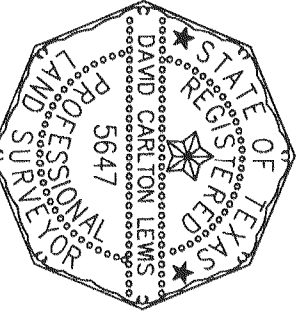


FS13-005

BUYER CERTIFICATE

tract 1, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, hereby certifies that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Planning Commission of the City of Richardson Hills, Texas.

Investor's Signature



A FINAL PLAT OF
LOT 1B & 2B, BLOCK 1

S.O. MOODIES SUBDIVISION

OF BLOCK 22 AND 23,

JREYCE: Spy Surveyors
 8241 Mid-Cities Blvd., Ste.100
 North Richland Hills, TX 76182
 Phone: 817-494-6349
 OWNER: Magnolia Way, LLC
 2925 West 5th Street, Suite A
 Fort Worth, TX 76102

SPRINT PROJECT NO. 023-009-10
CITY OF FORT WORTH CASE NO. FS-013-005
DATE: APRIL 2013
10213100075
4-19-13

ON DATE 4-19-13